

HPO-1 East Downtown

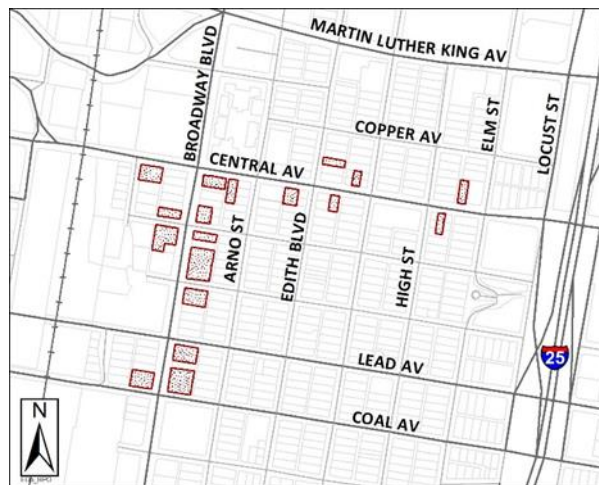
Development Standards & Guidelines

(The following Standards and Guidelines are to come into effect in early June 2018 – date to be announced)

The following Design Standards and Guidelines (as amended with the IDO, November 20, 2017) have been adopted by the Landmarks Commission for building projects in the HPO-1 East Downtown Zone.

Applicability Area

The HPO-1 standards and guidelines apply to all buildings that have been identified as significant and contributing to the relevant historic era and City landmarks listed in the Huning Highland National District on the National Register of Historic Places within the mapped area shown. For City landmarks, the Landmark Guidelines shall prevail over these standards and guidelines. Construction of new structures within the HPO-1 shall comply with the standards in IDO Subsection 14-16-**Error! Reference source not found.** (**Error! Reference source not found.**).



Standards and Guidelines

General Guidelines

1. Height shall be maintained as is, and in the case of additions, alterations or new construction, not exceed neighboring building heights.

2. Mass and scale shall be maintained as-is or proportional to other buildings on the block in the case of additions or alterations.
3. Setbacks shall be maintained as is to preserve the pattern of building fronts and setbacks from the street.
4. Profiles shall maintain the geometry created by similar shapes and sizes; for example, by pitched roofs.
5. Exposed materials and features shall comply with the standards in IDO Subsection 14-16-3-3(E) (East Downtown – CPO-4).
 - a. If an addition or alteration is made to historic building, all materials shall be compatible with materials on that building.
 - b. Original exposed materials should not be covered by other materials.

Residential Buildings

1. Rehabilitation, renovation, and alterations shall:
 - a. Preserve unusual and irreplaceable architectural details.
 - b. Keep original building materials (i.e. wood, brick) whenever possible.
 - c. Avoid the use of inappropriate materials (i.e. plastic, metal).
 - d. Not necessarily attempt literal duplication of historic architectural styles in additions to existing structures.
 - e. Keep original door, window, and roof shapes and arrangements; use of wooden window elements is encouraged; if metal frames must be used, a shiny metallic appearance must be avoided.
2. Additions to these buildings shall be:
 - a. Oriented to the alley or setback from the front façade, if placed on the side.
 - b. Related to the rest of the building in scale, mass, and shape.
 - c. Appropriate in material and color.
 - d. Compatible with the original structure in window design.
 - e. Compatible with the original structure in terms of roof slope and shape.
3. If any outbuildings are listed as significant or contributing, they shall be treated as primary buildings.

Commercial Buildings - Rehabilitation/Renovation/Alteration

1. Existing setbacks shall be maintained.
2. Storefronts shall be oriented toward the public street. Blank façades are not allowed; window openings should encourage and enhance pedestrian traffic.
3. On-site parking shall be located in the rear of the property or to the side of the building when abutting a side street.

4. Altered façades shall closely resemble the architectural style of the original façade. The alteration of façades to resemble architectural styles not common to the era when the structure was built is not allowed.

Site Design

1. Main entrances of buildings shall be oriented to the pedestrian approaching from the sidewalk on the most-used street adjacent to the façade of the building. Parking for cars shall be at the rear of the primary building.
2. Installation of new trees and retention of existing healthy trees is encouraged. New trees should be disease-resistant and similar in shape, type, and size at maturity to those existing in the area.
3. The patterns of existing walls, steps, and raised entrances shall be maintained.
4. New fences on these properties shall be wood, stone, brick, adobe, or wrought iron. Chain link is not allowed.

Energy Efficient Design

Additions to existing structures of these building types to allow the use of solar energy to increase energy efficiency are allowed. The design of such elements must be integrated into the overall building pattern with particular emphasis on preserving façades and roof slope and shape. Additions to existing structures to allow the use of solar energy to increase energy efficiency are allowed. The design of such elements must be integrated into the overall building pattern with particular emphasis on preserving façades and roof slope and shape. Solar panels should not be visible from the front street.

Interiors

No interior elements are governed by these HPO-1 standards. However, if the structure is a City landmark, interior guidelines may be applicable to that structure only, according to the guidelines for that landmark.

Additional IDO Cross-references

1-1(A)(1) Cross-references

- 1-1(A)(1)(a) Subsection 14-16-Error! Reference source not found. (Error! Reference source not found.).
- 1-1(A)(1)(b) Subsection 14-16-Error! Reference source not found. (Error! Reference source not found.).
- 1-1(A)(1)(c) Subsection 14-16-Error! Reference source not found. (Sign Review in HPOs).